Minutes of the Houston Planning Commission

(A CD/DVD of the full proceedings is on file in the Planning and Development Department)

April 25, 2013
Meeting to be held in
Council Chambers, Public Level, City Hall Annex
2:30 p.m.

Call to order:

Chair, Mark Kilkenny called the meeting to order at 2:33 p.m. with a quorum present.

Mark A. Kilkenny, Chair
M. Sonny Garza
Susan Alleman
Keiji Asakura
Fernando Brave
Kenneth Bohan  Absent
Antoine Bryant  Arrived at 2:34 p.m. during Director’s Report
Lisa Clark
Brandon Dudley  Absent
Truman C. Edminster III
James R. Jard
Paul R. Nelson
Linda Porras-Pirtle  Absent
Algenita Davis
Eileen Subinsky
Blake Tart III
Shaukat Zakaria
Mark Mooney for  Absent
James Noack
Richard W. Stolleis for
The Honorable Grady Prestage
Jackie Freeman for  Absent
The Honorable Ed Emmett

EXOFFICIO MEMBERS

Carol A. Lewis
Daniel W. Krueger, P.E.
Dawn Ullrich
George Greanias
DIRECTOR'S REPORT
The Director's Report was given by Marlene Gafrick, Director, Planning and Development Department.

APPROVAL OF THE APRIL 11, 2013 PLANNING COMMISSION MAJOR THOROUGHFARE AND FREEWAY PLAN AMENDMENT REQUESTS WORKSHOP PART 1 MINUTES
Commission action: Approved the April 11, 2013 Planning Commission meeting minutes.
   Motion: Edminster    Second: Asakura    Vote: Unanimous    Abstaining: None

APPROVAL OF THE APRIL 11, 2013 PLANNING COMMISSION MEETING MINUTES
Commission action: Approved the April 11, 2013 Planning Commission meeting minutes.
   Motion: Davis        Second: Nelson      Vote: Unanimous    Abstaining: None

I. PLATTING ACTIVITY (Consent items A and B, 1-83)
Item 79 was changed from Withdrawn to Approve. Items removed for separate consideration: 17, 32, and 44.
Staff recommendation: Approve staff's recommendations for items 1-83 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 1-83 subject to the CPC 101 form conditions.
   Motion: Clark        Second: Bryant      Vote: Unanimous    Abstaining: None

Commissioners Alleman and Edminster abstained and left the room.

Staff recommendation: Approve staff's recommendations for items 17, 32, and 44 subject to the CPC 101 form conditions.
Commission action: Approved staff's recommendations for items 17, 32, and 44 subject to the CPC 101 form conditions.
   Motion: Zakaria      Second: Bryant      Vote: Unanimous    Abstaining: None

Commissioners Alleman and Edminster abstained and left the room.

C PUBLIC HEARINGs

84 Aishel House                C3N              Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
   Motion: Bryant        Second: Nelson      Vote: Unanimous    Abstaining: None
Speaker for item 84: Patricia Keith – no position stated.

85 Ammar Estates               C3N              Defer
Staff recommendation: Defer the plat for two weeks per the applicant's request and reestablish the public hearing.
Commission action: Deferred the plat for two weeks per the applicant's request and reestablished the public hearing.
   Motion: Zakaria       Second: Edminster    Vote: Unanimous    Abstaining: None

86 Ashford Grove Sec 3 partial replat no 1 C3N              Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
   Motion: Clark         Second: Bryant       Vote: Unanimous    Abstaining: None
87  Aston Park  C3N  Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Alleman  Second: Edminster  Vote: Unanimous  Abstaining: None

88  Ella Estates  C3N  Defer
Staff recommendation: Defer the plat for two weeks for further study and review.
Commission action: Deferred the plat for two weeks for further study and review.
Motion: Bryant  Second: Davis  Vote: Unanimous  Abstaining: None
Speaker for item 88: Cynthia Moore – no position stated.

89  Park Ridge Woodhead Gardens  C3N  Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

90  Piney Point Estates partial replat no 4  C3N  Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Garza  Second: Alleman  Vote: Unanimous  Abstaining: None

91  Richmond Square  C3N  Withdraw
Staff recommendation: Withdraw the application and establish a Public Hearing date of May 23, 2013.
Commission action: Withdrew the application and established a Public Hearing date of May 23, 2013.
Motion: Jard  Second: Tartt  Vote: Unanimous  Abstaining: None

92  Tricon Potomac Street Enclave  C3N  Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Bryant  Second: Clark  Vote: Unanimous  Abstaining: None

93  Woodshire Village Estates  C3N  Approve
Staff recommendation: Approve the plat subject to the CPC 101 form conditions.
Commission action: Approved the plat subject to the CPC 101 form conditions.
Motion: Jard  Second: Alleman  Vote: Unanimous  Abstaining: None

D  VARIANCES

94  Best Trash  C2  Withdraw
95  Crawford Park       C2R       Disapprove
Staff recommendation: Deny the requested variance and approve the plat subject to a 10' side
building line along Rosedale Street and the CPC 101 form conditions.
Commission action: Denied the requested variance and approved the plat subject to a 10' side
building line along Rosedale Street and the CPC 101 form conditions.
    Motion: Jard    Second: Zakaria    Vote: Unanimous    Abstaining: None
Speakers for item 95: Brady Burnett – supportive, Eric Hymowitz, owner- supportive, and Detzi
Tribble, applicant

Commissioner Alleman abstained and left the room.

96  Crossing at Cinco Fulshear       C3P       Defer (changed at podium)
Staff recommendation: Defer the plat for two weeks at Fort Bend County’s request.
Commission action: Deferred the plat for two weeks at Fort Bend County’s request.
    Motion: Garza    Second: Asakura    Vote: Unanimous    Abstaining: None

Commissioner Alleman returned.

97  Kennedy Greens South Commercial       C3P       Defer
Staff recommendation: Defer the plat for two weeks for further study and review, as well as further
coordination with Harris County.
Commission action: Deferred the plat for two weeks for further study and review, as well as further
coordination with Harris County.
    Motion: Bryant    Second: Clark    Vote: Unanimous    Abstaining: None

98  Project Lucy Sec 1       C3R       Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101
form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101
form conditions.
    Motion: Bryant    Second: Brave    Vote: Unanimous    Abstaining: None

99  Ruland Place partial replat no 2       C2R       Withdraw
100  Spring Volunteer Fire Department Station       C2       Withdraw

E  SPECIAL EXCEPTIONS
NONE

F  RECONSIDERATION OF REQUIREMENTS

101  Fallbrook Industrial Park       C3F       Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101
form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101
form conditions.
    Motion: Bryant    Second: Clark    Vote: Carries    Abstaining: Edminster
102  Inway Oaks Estates  C3P  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Nelson   Second: Davis   Vote: Unanimous   Abstaining: None

103  Modern Eado  C2R  Approve
Staff recommendation: Grant the requested variance and approve the plat subject to the CPC 101 form conditions.
Commission action: Granted the requested variance and approved the plat subject to the CPC 101 form conditions.
   Motion: Garza   Second: Asakura   Vote: Unanimous   Abstaining: None

104  Villages of Cypress Lakes Sec 29  C3P  Withdraw

G  ADMINISTRATIVE
NONE

H  DEVELOPMENT PLAT VARIANCE
NONE

I  CERTIFICATES OF COMPLIANCE

105  26660 Lantern Lane  COC  Approve
106  25463 Ravencrest Drive  COC  Approve
107  30619 Woodhue Court  COC  Approve
Staff recommendation: Approve staff’s recommendation for items 105-107.
Commission action: Approved staff’s recommendation for item 105-107
   Motion: Davis   Second: Tartt   Vote: Unanimous   Abstaining: None

J  EXTENSIONS OF APPROVAL AND NAME CHANGES

108  Lakes at Avalon Village Sec 2 EOA  Approve
   partial replat no 1
109  Lakes at Avalon Village Sec 2 EOA  Approve
   partial replat no 2
110  Spingwoods Village Mossy Oaks between EOA  Approve
   Energy Drive and IH 45 STD
111  Palm Terrace (prev. Palm Villas) NC  Approve
112  Strativentures on West 25th Street NC  Approve
   (prev. Pinnacle on West 25th Street)
Staff recommendation: Approve staff’s recommendation for items 108-112.
Commission action: Approved staff’s recommendation for items 108-112.
   Motion: Garza   Second: Davis   Vote: Unanimous   Abstaining: None
II. ESTABLISH A PUBLIC HEARING DATE OF MAY 23, 2013
   a. Bradford Mews
   b. Crawford Mews
   c. Lucile Place partial replat no 2
   d. Maple Heights replat no 1 and extension
   e. Park Street Landing
   f. Villa De Isabella
   g. Waverly Court partial replat no 2
Staff recommendation: Establish a public hearing date of May 23, 2013 for item II a-g.
Commission action: Established a public hearing date of May 23, 2013 for item II a-g.
   Motion: Clark       Second: Edminster    Vote: Unanimous       Abstaining: None

III. CONSIDERATION OF AN APPEAL OF THE DECISION OF THE HOUSTON
      ARCHAEOLOGICAL AND HISTORICAL COMMISSION ON MARCH 21, 2013 FOR THE DENIAL
      OF A CERTIFICATE OF APPROPRIATENESS FOR 1638 HARVARD STREET- HOUSTON
      HEIGHTS HISTORIC DISTRICT EAST
Staff recommendation: No recommendation given.
Commission action: Overturned the Houston Archaeological and Historical Commission’s decision to
deny a Certificate of Appropriateness for 1638 Harvard Street-Houston Heights Historic District East.
   Motion: Davis       Second: Edminster    Vote: Carries          Opposed: Brave,
            Garza, Alleman, Nelson, and Asakura
Speakers for item III: Sue Lovell, applicant - supportive; Peggy Gilbert – applicant; Fred Kitziger,
Diane Easley, Sam Gianuos, Dave Vandiver, and Teresa Vandiver – supportive; Joy Tober-
opposed and Bob Birner – opposed to denial; Dave Seeburger – no position stated

IV. PLEASE EXCUSE THE ABSENCES OF COMMISSIONERS ASAKURA, BOHAN, AND
      DUDLEY
Commissioners Alleman, Clark and Zakaria were present, no action needed.
Commission action: Excused the absences of Commissioners Dudley and Mooney.
   Motion: Garza       Second: Clark        Vote: Unanimous        Abstaining: None

V. PUBLIC COMMENT
NONE

VI. ADJOURNMENT
There being no further business brought before the Commission Chair, Mark Kilkenny adjourned the
meeting at 4:01 p.m.
   Motion: Clark       Second: Bryant       Vote: Unanimous        Abstaining: None

Mark Kilkenny, Chair

Marlene Gafrick, Secretary